

Action Plan for MBTA Communities

Description Area

Please read the Section 3A Guidelines before attempting to complete this form. Please note: Action Plan Forms must be submitted by a municipal official with authority to act on behalf of the municipality on matters of zoning, such as the municipal CEO or planning director.

Section 1: Identification

Description Area

The Section 3A Guidelines establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, and developable land. This section of the Action Plan helps to identify the transit stations that determined each community's category. Appendix 1 of the Section 3A Guidelines lists each community's category and minimum multi-family unit capacity requirement.

1.1 MBTA Community Name

Waltham

1.2. Community Category

Commuter rail community

1.3. Multifamily Unit Capacity Requirement

3982

1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?

No

1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?

Yes

1.5a. Please list MBTA commuter rail stations that are located within the municipal boundaries

Carter Street Commuter Rail Station, Brandeis/Roberts Commuter Rail Station

1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?

Yes

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Stations that are located outside of municipal boundaries but that have "developable station area" within the boundaries might affect district location criteria, as further described in Section 8 of the Guidelines. Please refer to Section 1 of the Guidelines for definitions of "transit station area", "developable station area", and "developable land".

1.6a. Please list the MBTA transit stations that are located outside of the municipal boundaries but might have developable station area within them.	Kendall Green Station-Weston, Waverley Station-Belmont
1.7. Please provide the name of the person filling out this form	Patricia Azadi
1.7a. Title	First Assistant City Solicitor
1.7b. Email Address	pazadi@city.waltham.ma.us
1.7c. Phone Number	(781) 314-3330
1.8 Please provide the name of the municipal CEO	Jeannette A. McCarthy
1.8b Mailing address of municipal CEO	City Hall, 610 Main Street Waltham, MA 02452
1.8c Email address of municipal CEO	mayor@city.waltham.ma.us
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Eric Rizzo - GIS Coordinator Frank Craig - Chair, Waltham Board of Assessors Robert Winn - City Engineer J. Michael Garvin - Traffic Engineer School Superintendent's office

Section 2: Housing Overview

2.1. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?	Yes
2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.	See supplemental responses attached.
2.2. Is this municipality currently working on any other planning for housing?	Yes
2.2a. Please briefly describe the housing work underway.	See supplemental responses attached.

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

- a. An existing zoning district or districts that might already comply with the Section 3A Guidelines
- b. An existing zoning district or districts that must be amended to comply with the Section 3A Guidelines
- d. A new base zoning district or districts
- e. Other zoning strategy

3.1a. Please identify and briefly describe the possibly-compliant district(s), including any characteristics of existing development or transit options that make it suitable for use as this community's 3A-compliant district. Optional: Attach any supporting documents.

See supplemental responses attached.

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3.1b. Please select the changes that may be necessary for the existing district to comply. Optional: Attach any supporting documents that describe this district.

Dimensional regulations

Explanation:

See supplemental responses attached.

3.1d. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work this community has already done for this district.

See supplemental responses attached.

3.1e. Please briefly explain the strategy. Optional: Attach any supporting documents that show planning work this community has already done for this strategy.

See supplemental responses attached.

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

See supplemental responses attached.

Section 4: Action Plan Timeline

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This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. DHCD will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying DHCD's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to DHCD

Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Public outreach
	Mar 01, 2023
	Mar 31, 2023
Short Answer	Developing zoning
	Mar 01, 2023
	May 31, 2023
Short Answer	Applying DHCD compliance model
	May 01, 2023
	Jun 15, 2023
Short Answer	Holding Board of Survey and Planning hearings
	Jun 15, 2023
	Jun 30, 2023
Short Answer	Holding City Council sessions and adopt compliant zoning
	Jun 15, 2023
	Sep 30, 2023
Short Answer	Submit district compliance application to DHCD
	Nov 10, 2023
	Nov 30, 2023

If there is any other feedback you would like to share about the compliance process, please use this space to provide it. See supplemental responses attached.
